



READINGS

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Cavendish Road
Leicester, LE2 7PG

£230,000



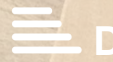
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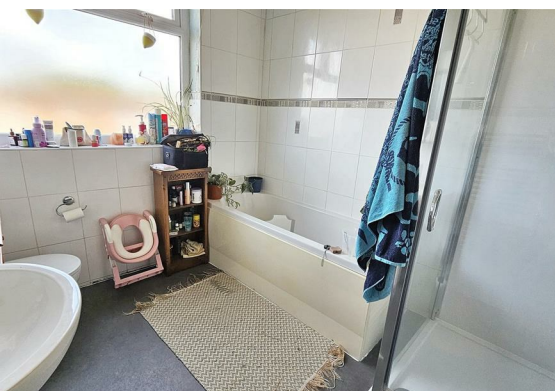
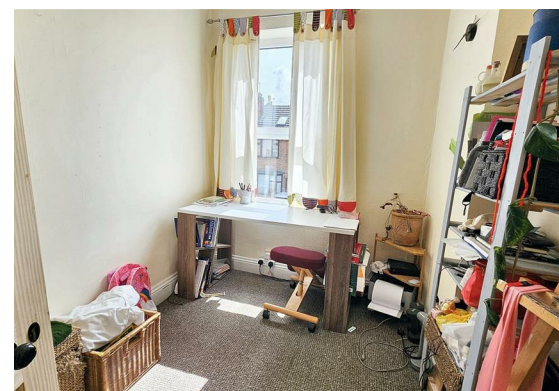
This spacious terraced villa is up for sale with no onward chain, making the whole process that bit simpler. It's got plenty of room for a growing family, a good-sized rear garden and even a cellar for storage—or could be converted in the future if you're feeling creative.

At the front, there's a small garden and a few steps leading up to the front door. Inside, you step into a welcoming hallway. At the front of the house is a lounge with a bay window and an open fire. There's also a second reception room at the back and a kitchen that's a decent size with plenty of storage. You can access the cellar directly from the kitchen too.

Upstairs, the landing is nice and roomy and you'll find three bedrooms along with a bathroom. At the back, the garden has a patio area, brick store and steps leading down to the main garden space.

It's competitively priced for a quick sale, so if it sounds like it could be the one for you, we'd recommend booking a viewing sooner rather than later!





Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: A

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

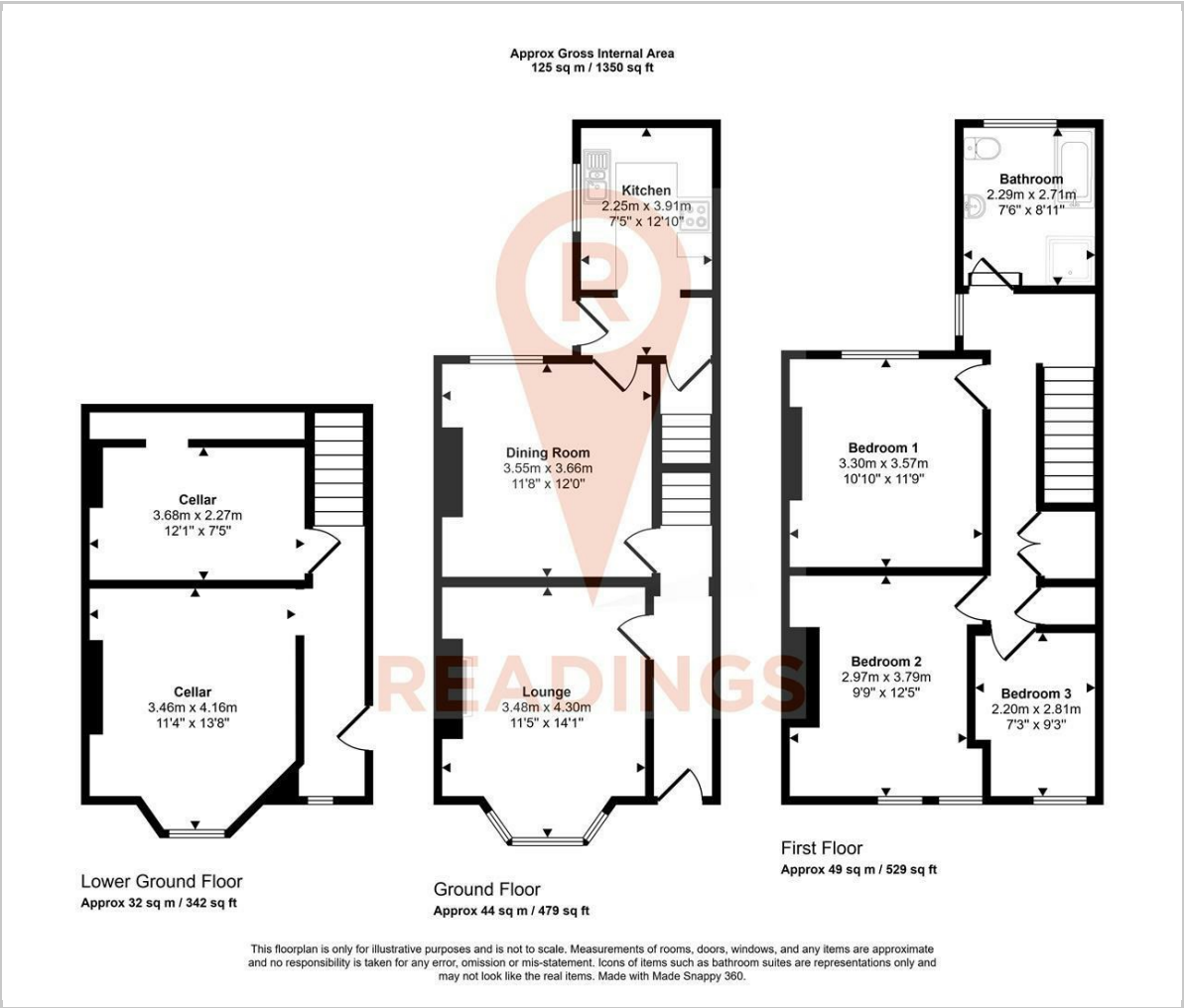
Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

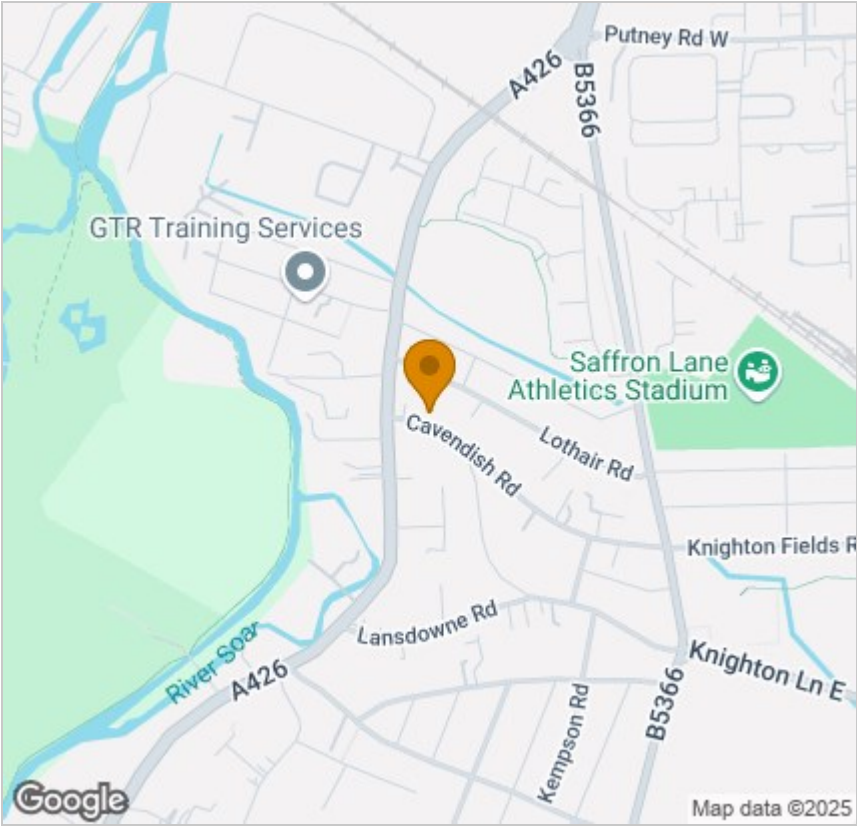
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

